

SUBJECT: A report and recommendation on proposed amendments to the Oakley North Urban Renewal Plan in Oakley.

BACKGROUND

In June of 2001, City Planning Commission and City Council adopted the Oakley North Urban Renewal Plan. The purpose of the Plan was to study the impact to the surrounding Oakley neighborhood of burgeoning retail development in this historically industrial area. The planning process provided an opportunity for the City, the Oakley community, and private business owners to cooperatively develop consensus and leverage community assets for further redevelopment. The resulting Plan proposed a strategy to maximize development opportunities while minimizing adverse impacts on adjacent areas. The former City Planning Department prepared the Plan and the Department of Transportation and Engineering's Office of Architecture and Urban Design prepared the Blight Study.

In June of 2006, City Planning Commission and City Council amended the Oakley North Urban Renewal Plan to allow for office and retail uses on the site of Planned Development District #36, also known as the Millworks Town Center.

According to Section 725-19 of the Cincinnati Municipal Code: "the City Manager or any person interested may petition Council to modify an urban renewal plan. Such petition shall be in writing and shall state in detail the modification desired. Upon receipt of such petition, Council shall refer it to the City Planning Commission for its recommendation. The City Planning Commission shall either approve or disapprove modification and return the petition to Council, together with its recommendation."

On May 24, 2006, the City Manager's Economic Development Division requested that the Oakley North Urban Renewal Plan be amended again to permit residential, office, and retail uses in the southwestern portion of the Plan, specifically within Planned Development District #36.

PURPOSE OF THE AMENDMENT

The proposed new development on this site, Millworks Town Center, features the redevelopment of several industrial sites into a mixed-use development including office, retail, and residential uses. However, the adopted Urban Renewal Plan recommends only office and retail uses on the site. Because the residential uses are a new aspect of the project, it is necessary to amend the Urban Renewal Plan to allow for those uses.

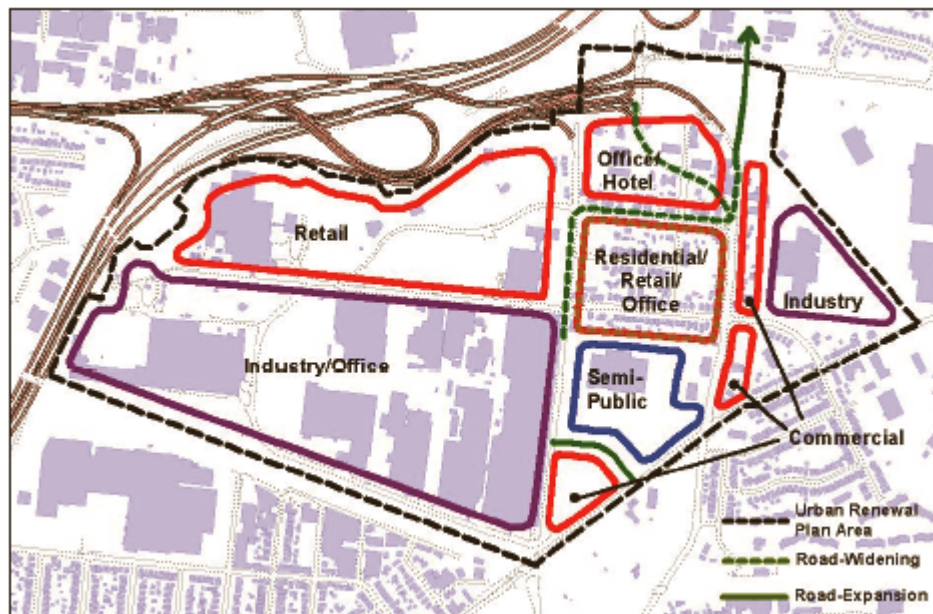
ANALYSIS

An Urban Renewal Plan is the City's official guide for future development within the Urban Renewal boundary, and it is a requirement that the City's administration and the elected and appointed bodies follow the recommendations set forth therein. It is also reasonable to expect that conditions may change and unexpected opportunities may arise following the adoption of these Plans. In such situations, it is wholly appropriate to amend the Plan to support these changes and opportunities.

The Oakley North Urban Renewal Plan, as amended in June 2005, calls for the development on this site to be office and retail in nature. Since that time, the development has evolved to include a residential aspect. City staff and the Oakley Community alike view the addition of the residential uses as a very positive enhancement of this development plan. During the planning process of the Oakley North Urban Renewal Plan in 2001, the Oakley Community voiced their concern about the impact on the neighborhood if the entire plan area were developed solely for commercial uses. The preferred land use configuration, as shown in the original long-term

land use map and recommendations, was for retail uses to be interspersed with office, hotel and residential uses to allow for a more diverse and well-balanced mixed-use corridor.

At the time, it was thought that the site of the Millworks Town Center would remain industrial, and mixed-use developments were proposed east of Marburg Road, as shown on the original long-term land use map (circa 2001):



As of 2006, the area east of Marburg Road has not yet developed as expected. However, the proposed office/retail/residential development at Millworks (shown in the above map as Industry/Office) can provide a portion of the mixed-use character that is desired in this area.

PUBLIC COMMENT

The developer of the Millworks Town Center served on the Steering Committee that drafted the 2001 Urban Renewal Plan and, along with City staff, has worked with the Oakley Community Council and surrounding property owners to keep them up to date on the progress of the development. The Oakley Community Council voted to support the amendments to the Urban Renewal Plan on July 11, 2006.

FINDINGS

Staff recommends amending the Oakley North Urban Renewal Plan to include residential uses on the site of Planned Development district #36. As with the amendment from June 2005, the amendments should be in the form of text and map changes to the portions of the plan that relate to this site.

Because the map is being amended for the second time in nearly a year, it would also be logical to update other portions of the long-term land use map that have changed since the Plan's initial adoption. Such additional changes should include: the proper location of the Kennedy Connector, the correct outline of the Millworks development site, the desired land use of the property surrounding the new Kennedy Connector, and the demarcation of current industrial properties and their future recommended uses. There are two specific text changes recommended and three map changes, including the complete replacement of the long-term land use map, as detailed on the attached addendum.

CONCLUSIONS

1. An amendment to the Oakley North Urban Renewal Plan is appropriate, as the project has changed to include residential uses along with office and retail uses in this development.
2. The amendment should include text changes to recommendations related to this site as well as replacement of a new, more up-to-date long term land use map, as detailed on the attached addendum.

RECOMMENDATION

The staff of the Department of Community Development and Planning recommends that City Planning Commission take the following action:

Approve the amendments to the Oakley North Urban Renewal Plan in Oakley as attached.

APPROVED:

Respectfully submitted,

Margaret A. Wuerstle, AICP
Chief Planner

Katherine Keough-Jurs, AICP
Senior City Planner

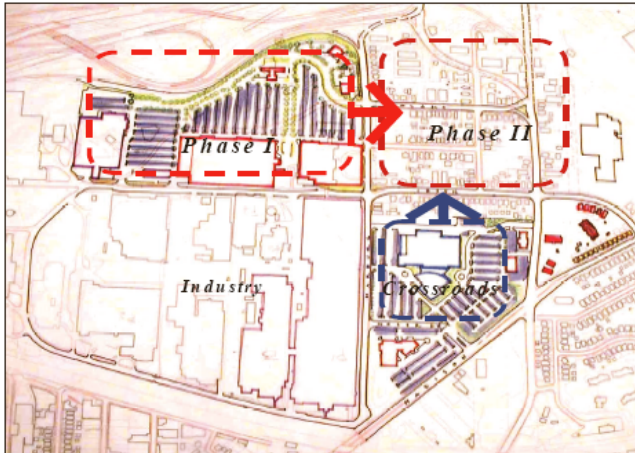
Attachments

- I List of approved amendments to Oakley North Urban Renewal Plan – June 2005
- II List of proposed amendments to Oakley North Urban Renewal Plan – August 2006
- III Proposed amendments to Long-term land use map for Oakley North Urban Renewal Plan – August 2006

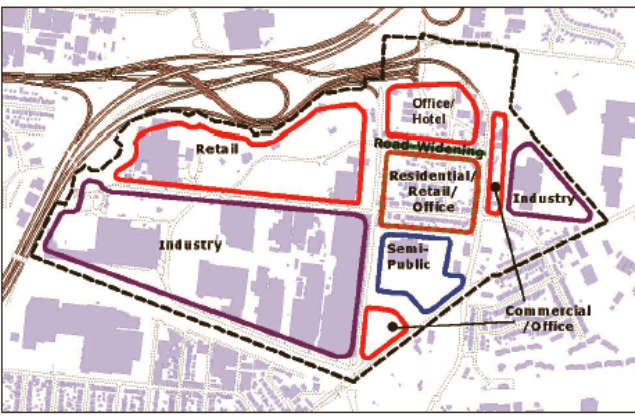
Approved Amendments to Oakley North Urban Renewal Plan June 2005

Text and Map Amendments:

Page 4: Lower left section of the map should read *“Office and Retail”* instead of *“Industry”*.



Page 8: Lower left section of the map should read *“Office and Retail”* instead of *“Industry”*.



Page 10: Lower left section of the map should read *“Office and Retail”* instead of *“Industry/Office”*.



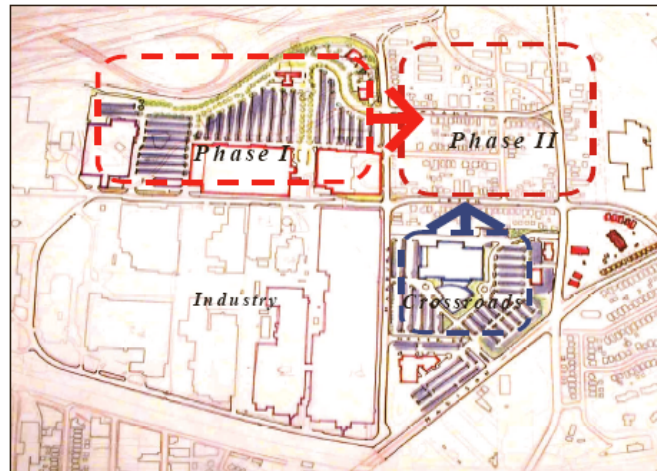
Page 11: Goal 3, Objective 2 should read *“Maximize underutilized manufacturing facilities by attracting new retail and office uses and working with industrial uses to help with expansion when necessary.”*

Page 12: Goal 5, Objective 2 should read *“Study impact of Office and Retail traffic generated from the former Unova site on the surrounding Oakley neighborhood.”*

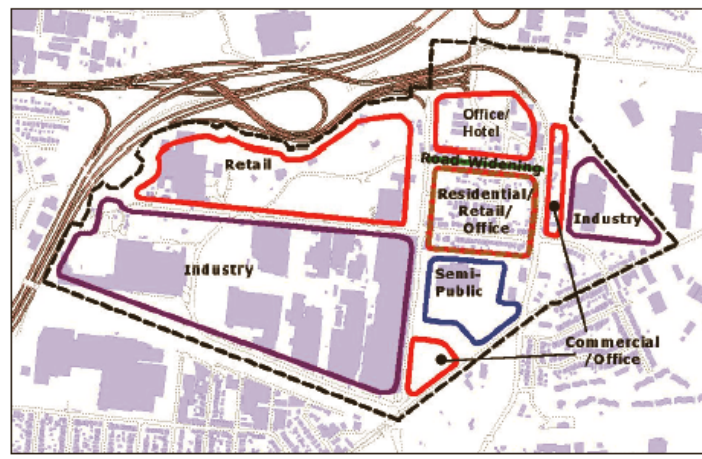
Proposed Amendments to Oakley North Urban Renewal Plan July 2006

Text and Map Amendments:

Page 4: Lower left section of the Institutional Expansion map should read: Office, Retail, and Residential instead of “Industry”.



Page 8: Lower left section of the Interim Land Use map should read: Office, Retail, Residential and Existing Industrial instead of “Industry”.



Page 10: Replace Long-Term Land Use Map (please see next page for replacement map)

Page 11: Goal 3, Objective 2 should read “Maximize underutilized manufacturing facilities by attracting new retail, residential and office uses and working with industrial uses to help with expansion when necessary.”

Page 12: Goal 5, Objective 2 should read “Study impact of office, residential and retail traffic generated from the former Unova site on the surrounding Oakley neighborhood.”

**Oakley North Urban Renewal Plan
Proposed Amendment to
Long-Term Land Use Map
August 2006**

